

# Wireless Communications Facility Administrative Review

**14-114ARTW – Dublin Coffman High School**

**Verizon Wireless – Temporary Cell-on-Wheels  
6780 Coffman Road**

This is a request for a temporary wireless communications facility (cell-on-wheels) to be located at the Dublin Coffman High School sports field. The site is on the east side of Coffman Road at the intersection with Emerald Parkway. This is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

**Date of Application Acceptance**

Wednesday, November 19, 2014

**Date of ART Determination**

Thursday, November 20, 2014

**Case Managers**

Rachel S. Ray, AICP, Planner II | (614) 410-4656 | rray@dublin.oh.us

## PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	R, Rural District
<i>Review Type</i>	Wireless Communications Facility Administrative Review – Temporary Facility
<i>Proposal</i>	A request for a temporary wireless communications facility (cell-on-wheels)
<i>Administrative Departures</i>	None
<i>Property Address</i>	6780 Coffman Road
<i>Property Owner</i>	Dublin City School District
<i>Applicant</i>	David Minger, Verizon Wireless
<i>Case Managers</i>	Rachel S. Ray, AICP, Planner II   (614) 410-4656   rray@dublin.oh.us

### Application Review Procedure: Temporary Wireless Communications Facility

Wireless communications facilities are subject to administrative review and determination under the review standards and procedures of Chapter 99 of the City of Dublin Code of Ordinances. Following acceptance of a complete application for a Temporary Wireless Communications Facility, the Administrative Review Team shall approve, deny, or approve with conditions the application based on the review standards of §99.10(B).

### Proposal Overview

The applicant is proposing to install a temporary “cell-on-wheels” (COW) facility at the Dublin Coffman High School. The purpose of the facility is to provide wireless services once the Verizon antennas on the roof of the office buildings (formerly Verizon offices) on the south side of Emerald Parkway are removed before the end of November 2014. The temporary facility will be in operation until a new permanent wireless communications facility in the vicinity is approved by the City and constructed by the applicant.

### Code Analysis – §99.10 – Temporary Wireless Communications Facilities

<i>Conditions</i>	Temporary wireless communications facilities may be approved under specific circumstances defined by Code Section 99.10. This temporary facility is proposed under Section 99.10(A)(6), allowing “providers to maintain uninterrupted wireless communication service resulting from what the Director determines to be unforeseen circumstances and/or needs for temporary alternative wireless communication facilities. The approval shall not exceed the duration agreed to by the City and the affected wireless provider(s).” The applicant should agree to a specific date, and seek additional extensions if needed.
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## PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

### Planning

Temporary wireless communications facilities occasionally become necessary during the “down time” between equipment upgrades. The proposed wireless facility will maintain wireless service in an unobtrusive manner, and with the recommended conditions, ensures the site will be restored to its original conditions once the facility is removed.

**Engineering, Building Standards, Parks and Open Space, Fire, Police, Economic Development**

No comments.

**PART III: APPLICABLE REVIEW STANDARDS**

**Administrative Review Criteria**

The Administrative Review Team shall review this application based on the review criteria for temporary wireless communications facilities, which include the following proposed responses:

- (a) **Be limited in height by the requirements of the zoning district in which the site is located. The Director may permit a greater height if the height is required for the function of the temporary wireless communications facility and no other reasonable alternative exists.**  
*Criterion met.* The proposed COW will be approximately 95 feet. Other existing wireless facilities are present on the site in the form of light poles approximately 140 feet in height. The proposed temporary facility does not exceed the height of these existing permanent facilities.
- (b) **Be set back a minimum of 100 feet from any adjoining or adjacent property line, as measured from the nearest part of the facility and/or any associated equipment. The Director may permit a lesser setback if the location is required for the function of the temporary wireless communications facility and no other reasonable alternative location exists.**  
*Criterion met.* The minimum proposed setback is 155 feet.
- (c) **Minimize the visual impact of ground equipment to adjoining or adjacent properties.**  
*Criterion met.* No screening proposed or necessary based on the temporary nature of the facility. There are no residential properties within 1,000 feet of the proposed site.
- (d) **Provide temporary screening as may be required by the Director, such as available natural land formations, plant materials, and natural foliage to effectively screen from view as much of the temporary wireless communications facility as reasonably possible.**  
*Criterion met.* No screening proposed or necessary based on the temporary nature of the facility. There are no residential properties within 1,000 feet of the proposed site.
- (e) **Only commence installation at the approved site 48 hours before actual site use may begin.**  
*Criterion met with condition.*
- (f) **Be completely removed from the approved site with all site restoration finalized and returned to previously existing conditions within 48 hours following the required termination deadline or extension.**  
*Criterion met with condition.*
- (g) **Not use an electric, gas, or other type of generator that causes or permits any noise to emanate from it in a manner, intensity, and/or duration to create unreasonable noise or sound audible from a distance of 50 feet, and causes inconvenience and annoyance to persons of ordinary sensibilities.**  
*Criterion met.* None proposed.

**(h) Not be illuminated unless otherwise required by the FCC or the FAA.**

*Criterion met.* None proposed.

**(i) Be required to comply with the applicable provisions of § 99.05(C)(3) and all applicable federal, state or local laws.**

*Criterion met.*

**PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION**

Approval of this application for a temporary wireless communications facility is recommended with the following conditions:

1. That the applicant commence installation at the site not more than 48 hours before the site begins operating;
2. That the COW and all associated equipment be completely removed from the site with all site restoration finalized and returned to previously existing conditions within 48 hours following the required termination deadline or extension; and
3. That the facility be removed by a date specified by the applicant and agreed to by the City, and that the applicant seek time extensions if necessary based on the status of the new permanent wireless facilities.